



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Absolute NNN Lease Investment Opportunity

2803 Maybank Hwy | Johns Island, SC

# EXCLUSIVELY MARKETED BY:

2



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1017 Chuck Dawley Blvd. #200  
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In Cooperation with Sands Investment Group Charleston, LLC - Lic # 20891

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CVS

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# INVESTMENT OVERVIEW



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# INVESTMENT SUMMARY

Sands Investment Group is pleased to present for sale the CVS located at 2803 Maybank Highway in Johns Island, South Carolina. This is an Absolute Triple Net (NNN) Lease Structure with zero Landlord responsibilities. This investment is approximately 9,697 SF.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$3,462,720
CAP	6.25%
NOI	\$216,420
PRICE PER SF	\$357.09
YEARS REMAINING	~8 Years

## PROPERTY SUMMARY

ADDRESS	2803 Maybank Highway Johns Island, SC 29455
COUNTY	Charleston
BUILDING AREA	9,697 SF
LAND AREA	1.78 Acres
BUILT	1999

# HIGHLIGHTS



Absolute Triple Net (NNN) Lease Investment Opportunity with Zero Landlord Responsibilities



Less Than 7 Miles from Downtown Charleston



Select Neighboring Tenants Include: Food Lion, JI Pizza, Southern Brews Coffee, Maria's Mexican Grill, Dunkin' Donuts, Low Tide Brewing and the United States Postal Office



Situated Along the Main South Thoroughfare to and from Downtown Charleston - Maybank Highway with Over 23,000 Vehicles Per Day



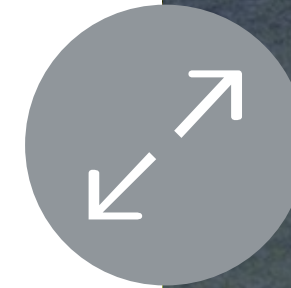
Located Within a Dense Retail Corridor on Johns Island on a Hard Signalized Corner with Great Visibility



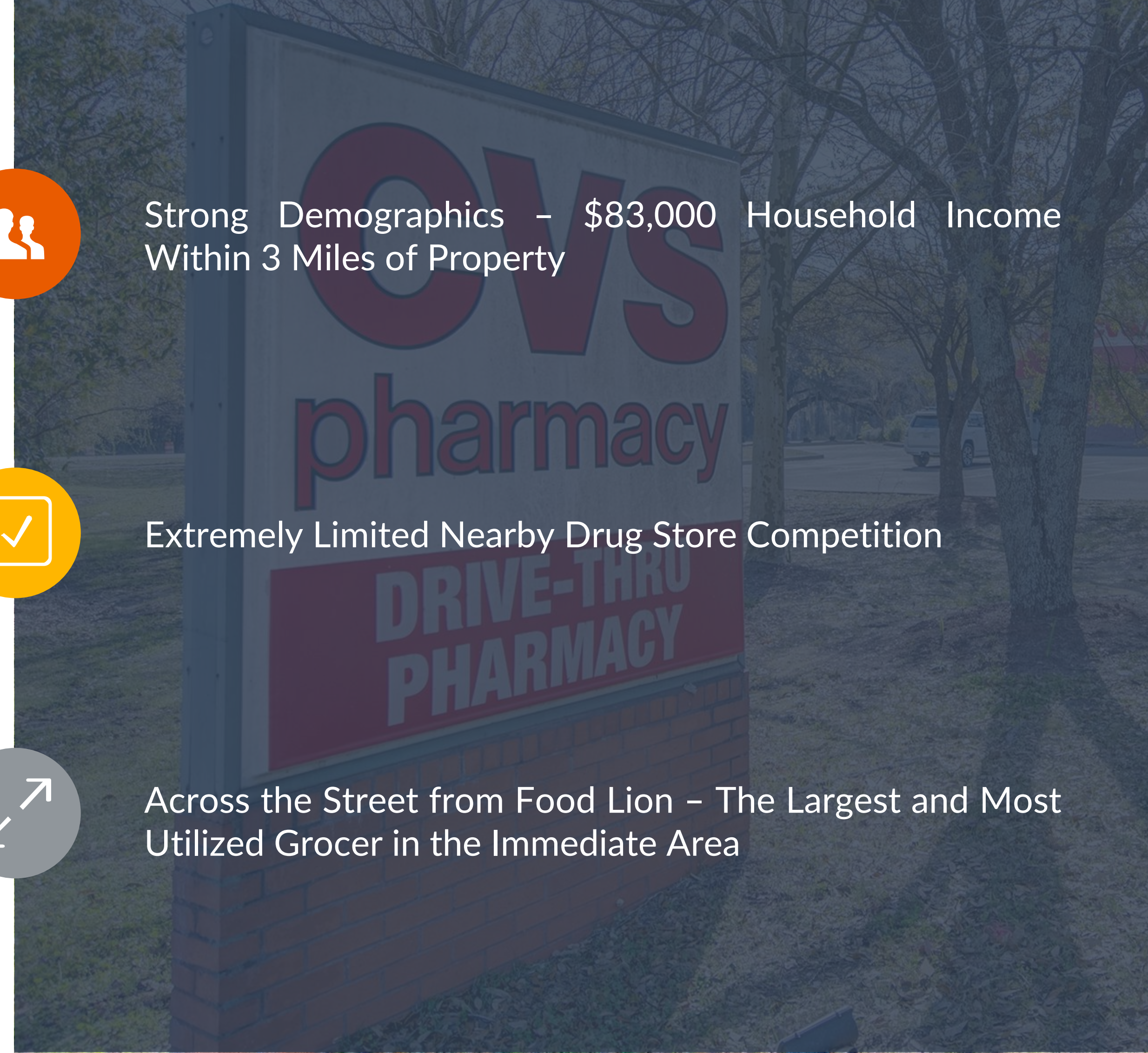
Strong Demographics - \$83,000 Household Income Within 3 Miles of Property



Extremely Limited Nearby Drug Store Competition



Across the Street from Food Lion - The Largest and Most Utilized Grocer in the Immediate Area



# | AREA OVERVIEW



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# AREA OVERVIEW

Johns Island, SC | Greater Charleston Area



## Johns Island, SC

Johns Island is located in Charleston County and is the largest island in the state of South Carolina with a population of 21,500 people. It is located in the Charleston–North Charleston–Summerville Metropolitan Statistical Area. The population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was counted by the 2015 estimate at 727,689 – the 78<sup>th</sup> largest metropolitan statistical area in the United States. South Carolina is now the second most popular destination for movers in the United States, according to United Van Lines' Annual Movers Study. One economist predicts this may be part of a larger trend of people seeking locations where "housing costs are relatively lower, climates are more temperate and job growth has been at or above national average."



## Economy

The Charleston region ranked as one of the top ten places in the U.S. for job seekers last winter. The survey, by employment services firm ManpowerGroup, ranked each region by the net percentage of employers in each city that plan to hire. With companies like Boeing, Benefitfocus, Daimler, and Snag-a-Job adding thousands of new jobs to the region, it's no surprise Charleston made the list. The city has two shipping terminals, owned and operated by the South Carolina Ports Authority, which are part of the fourth-largest container seaport on the East Coast and the thirteenth largest container seaport in North America. With 90 miles of coastline, the Charleston metro certainly fits the bill, averaging 43 newcomers a day.



## Contemporary Life

Known for its rich history, well-preserved architecture, distinguished restaurants and mannerly people, Charleston is a popular tourist destination and has received a large number of accolades, including "America's Most Friendly City" by *Travel + Leisure* in 2011 through 2013 and 2014 by *Condé Nast Traveler*, and also "the most polite and hospitable city in America" by *Southern Living* magazine. Charleston is a major tourist destination, with a considerable number of luxury hotels, hotel chains, inns, and bed and breakfasts, and a large number of restaurants serving Lowcountry cuisine and quality shopping. Charleston is also an important art destination, named a top-25 arts destination by *AmericanStyle* magazine.



# DEMOGRAPHICS

CVS | 2803 Maybank Highway | Johns Island, SC 29455



## Population

1-MILE  
2,923

3-MILE  
15,219

5-MILE  
70,935



## Average Household Income

1-MILE  
\$81,777

3-MILE  
\$83,885

5-MILE  
\$74,672





**CVS**  
pharmacy

**CVS**  
pharmacy

CVS | 2803 Maybank Highway | Johns Island, SC 29455



**DOLLAR GENERAL**



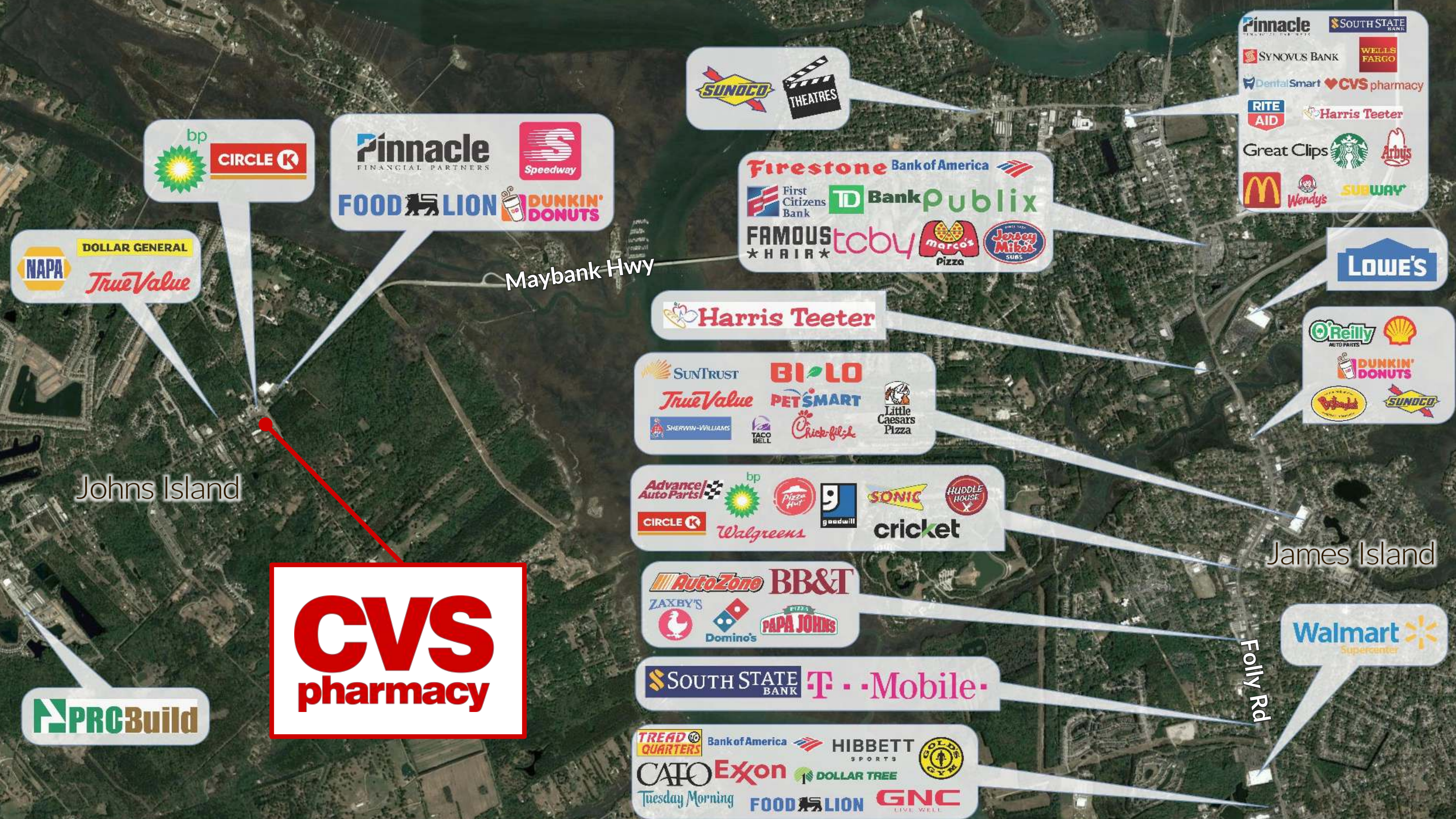
Southern Brews Coffee  
Johns Island, SC



Maybank Highway



River Rd



Johns Island

James Island



bp  
CIRCLE K

Pinnacle FINANCIAL PARTNERS  
FOOD LION  
DUNKIN' DONUTS  
Speedway

SUNOCO  
THEATRES

Pinnacle SOUTH STATE BANK  
SYNOVUS BANK WELLS FARGO  
DentalSmart CVS pharmacy  
RITE AID Harris Teeter  
Great Clips Starbucks Arby's  
McDonald's Wendy's SUBWAY

DOLLAR GENERAL  
NAPA  
True Value

Firestone Bank of America  
First Citizens Bank TD Bank Publix  
FAMOUS H A I R \* t o b y  
marco's Pizza Jersey Mikes

LOWE'S

Harris Teeter

O'Reilly AUTO PARTS Shell  
DUNKIN' DONUTS  
SUNOCO

SUNTRUST BI LO  
True Value PET SMART Little Caesars Pizza  
SHERWIN-WILLIAMS TACO BELL Chick-fil'd

Advance Auto Parts bp PIZZA HUT goodwill SONIC HUDDLE HOUSE  
CIRCLE K Walgreens cricket

AutoZone BB&T  
ZAXBY'S Domino's PAPA JOHN'S

SOUTH STATE BANK T-Mobile

Walmart Supercenter

PROBuild

TREAD QUARTERS Bank of America HIBBETT SPORTS GOLD'S GYM  
CATO Exxon DOLLAR TREE  
Tuesday Morning FOOD LION GNC LIVE WELL

Maybank Hwy

Folly Rd

# TENANT PROFILE



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# TENANT PROFILE



CVS Pharmacy is the second largest pharmacy chain in the United States with more than 9,800 locations in 49 states including the District of Columbia and Puerto Rico. As the retail pharmacy division of CVS Health, its ranks as the 12<sup>th</sup> largest company in the world serving 5 million customers each day.

CVS sells prescription drugs and a wide assortment of general merchandise including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores. It also provides healthcare services to more than 1,100 MinuteClinic medical clinics in 33 states including the District of Columbia. As a pharmacy innovation company, CVS focuses our charitable giving in ways that will help people on their path to better health by improving health outcomes and building healthier communities. Their in-store fundraising campaigns, in-kind donations and corporate grants provide support for national nonprofit partners that are focused on helping people on their path to better health.



COMPANY TYPE  
NYSE: CVS



FOUNDED  
1963



# OF LOCATIONS  
9,800+



HEADQUARTERS  
Woonsocket, RI



WEBSITE  
cvs.com





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LEASE ABSTRACT

# LEASE ABSTRACT

## LEASE SUMMARY

TENANT	CVS
PREMISES	A Building of Approximately 9,697 SF
LEASE COMMENCEMENT	July 8, 2005
LEASE EXPIRATION	June 30, 2025
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	5 x 5 Year Options
RENT INCREASES	5% Every 5 Years
OPTION RENT	5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Lease
USE	Pharmacy
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No





# RENT ROLL



TENANT NAME	SIZE		MONTHLY RENT			LEASE TERM			OPTIONS
	SQUARE FOOTAGE	% OF TOTAL	MONTHLY BASE RENT	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END		
CVS	9,697 SF	100%	\$18,035	Every 5 Years	5%	07/08/2005	06/30/2025	5 x 5 Years	

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without written consent.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release and hold us harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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